

113.0

0003

0005.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
604,700 / 604,700
604,700 / 604,700
604,700 / 604,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
130		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: STEWART KATHRYN	
Owner 2:	
Owner 3:	

Street 1: 130 PARK AVE EXT

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: BOULAY GAYLOR P & ANNE-LAURE -

Owner 2: -

Street 1: 130 PARK AVE EXT

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

NARRATIVE DESCRIPTION

This parcel contains .123 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Vinyl Exterior and 1176 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5338		Sq. Ft.	Site		0	70.	1.09	6									406,097						406,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	5338.000	198,000	600	406,100	604,700	
Total Card	0.123	198,000	600	406,100	604,700	Entered Lot Size
Total Parcel	0.123	198,000	600	406,100	604,700	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	514.20	/Parcel: 514.20	Land Unit Type:

User Acct	71898
GIS Ref	
GIS Ref	
Insp Date	
08/09/18	



USER DEFINED

Prior Id # 1:	71898
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	07:50:57
LAST REV	
Date	Time
01/28/21	11:26:47
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 113.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	198,000	600	5,338.	406,100	604,700		Year end	12/23/2021
2021	101	FV	192,300	600	5,338.	406,100	599,000		Year End Roll	12/10/2020
2020	101	FV	193,000	600	5,338.	406,100	599,700	599,700	Year End Roll	12/18/2019
2019	101	FV	187,900	600	5,338.	400,300	588,800	588,800	Year End Roll	1/3/2019
2018	101	FV	187,900	0	5,338.	307,500	495,400	495,400	Year End Roll	12/20/2017
2017	101	FV	187,900	0	5,338.	290,100	478,000	478,000	Year End Roll	1/3/2017
2016	101	FV	187,900	0	5,338.	266,900	454,800	454,800	Year End	1/4/2016
2015	101	FV	177,300	0	5,338.	249,500	426,800	426,800	Year End Roll	12/11/2014

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOULAY GAYLOR P	76431-425	1	12/15/2020		700,000	No	No		
CARLSON THADDEU	72005-375	1	12/13/2018		555,000	No	No		
PLANTE WALTER,	61938-298		6/4/2013		465,000	No	No		
BAUER JONATHAN	42228-587		3/15/2004		404,500	No	No		
PRUDENTIAL RESI	34329-74		12/5/2001		355,000	No	No		
AHMUTY JOHN R &	34239-71		12/5/2001		355,000	No	No		
SHEA THOMAS/ETA	28912-469		7/31/1998		212,500	No	No	Y	

BUILDING PERMITS											ACTIVITY INFORMATION										
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name									
7/7/2019	1016	Heat App	13,308	C					1/28/2021	SQ Returned	MM	Mary M									
9/9/2014	1144	Manual	1,895					insulation	1/12/2021	SQ Mailed	MM	Mary M									
12/2/2011	1567	Re-Roof	5,900						5/8/2019	SQ Returned	JO	Jenny O									
6/3/1996	225	Manual	6,555					VINYL SIDING	8/9/2018	MEAS&NOTICE	CC	Chris C									
									11/25/2008	Meas/Inspect	163	PATRIOT									
									6/15/2004	MLS	MM	Mary M									
									2/24/2002	MLS	MM	Mary M									
									4/8/2000	Inspected	276	PATRIOT									
									2/4/2000	Measured	263	PATRIOT									

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type:	15 - Old Style			Full Bath:	1	Rating:	Average													
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:		Rating:														
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:														
Foundation:	2 - Conc. Block			A 3QBth:		Rating:														
Frame:	1 - Wood			1/2 Bath:		Rating:														
Prime Wall:	4 - Vinyl			A HBth:		Rating:														
Sec Wall:		%		OthrFix:		Rating:														
Roof Struct:	1 - Gable			OTHER FEATURES																
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average													
Color:	GRAY			A Kits:		Rating:														
View / Desir:				Frl:		Rating:														
GENERAL INFORMATION				WSFlue:		Rating:														
Grade:	C - Average			CONDOS INFORMATION																
Year Blt:	1928	Eff Yr Blt:		Location:																
Alt LUC:		Alt %:		Total Units:																
Jurisdict:		Fact:	.	Floor:																
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
INTERIOR INFORMATION				DEPRECIATION																
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%													
Prim Int Wal	2 - Plaster			Functional:		%														
Sec Int Wall:		%		Economic:		%														
Partition:	N - Typical			Special:		%														
Prim Floors:	3 - Hardwood			Override:		%														
Sec Floors:		%		Total:		31	%													
Bsmnt Flr:	12 - Concrete			CALC SUMMARY																
Subfloor:				Basic \$ / SQ:	135.00															
Bsmnt Gar:	1			Size Adj.:	1.35000002															
Electric:	3 - Typical			Const Adj.:	0.88200176															
Insulation:	2 - Typical			Adj \$ / SQ:	160.745															
Int vs Ext:	S			Other Features:	58500															
Heat Fuel:	2 - Gas			Grade Factor:	1.00															
Heat Type:	5 - Steam			NBHD Inf:	1.00000000															
# Heat Sys:	1			NBHD Mod:																
% Heated:	100	% AC:		LUC Factor:	1.00															
Solar HW:	NO	Central Vac:	NO	Adj Total:	286954															
% Com Wal		% Sprinkled		Depreciation:	88956															
				Depreciated Total:	197998															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:								
SPEC FEATURES/YARD ITEMS				PARCEL ID 113.0-0003-0005.0																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
19	Patio	D	Y	1	10X15	A	AV	2000	4.75	T	15.2	101			600		600			
More: N	Total Yard Items:	600	Total Special Features:												Total:	600				
RESIDENTIAL GRID																				
1st Res Grid	Desc:	Line 1	# Units	1																
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O								
Other																				
Upper																				
Lvl 2																				
Lvl 1																				
Lower																				
Totals	RMs:	6	BRs:	3	Baths:	1	HB													
REMODELING																				
RES BREAKDOWN																				
Exterior:	No Unit	RMS	BRS	FL																
Interior:	1	6	3																	
Additions:																				
Kitchen:																				
Baths:																				
Plumbing:																				
Electric:																				
Heating:																				
General:	Totals	1	6	3																
SUB AREA																				
SUB AREA DETAIL																				
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten										
BMT	Basement	672	48.220	32,406																
FFL	First Floor	672	160.740	108,021																
TQS	3/4 Story	504	160.740	81,015																
EFP	Enclos Porch	192	36.520	7,012																
	Net Sketched Area:	2,040	Total:	228,454																
Size Ad	1176	Gross Area	2208	FinArea	1176															
IMAGE																				
AssessPro Patriot Properties, Inc																				